

TABLE OF CONTENTS

PART 1 – INTRODUCTION

Chapter 1 – Organization

page 1

Section 1-101	Title.
Section 1-102	Purpose and Scope.
Section 1-103	How to Use the Land use and Development Code.

Chapter 2 – General Provisions

page 3

Section 1-201	Violations and Penalties.
Section 1-202	Repeal, Saving Clause and Application.
Section 1-203	Compliance and Scope.
Section 1-204	Consistency with General Plan.
Section 1-205	Use of Real Property.
Section 1-206	Pre-existing Approvals (Grandfathered Approval).
Section 1-207	Building Permit and Certificate of Occupancy.
Section 1-208	Official Action.
Section 1-209	Fraction Measurements.

Chapter 3 – Officers, Boards and Commissions

page 7

Section 1-301	Purpose.
Section 1-302	Zoning Administrator.
Section 1-303	Hearings Officer.
Section 1-304	Board of Adjustment.
Section 1-305	Planning and Zoning Commission.
Section 1-306	Redevelopment Review Commission.
Section 1-307	Design Review Board.
<u>Section 1-308</u>	<u>City Council</u>

PART 2 – ESTABLISH ZONING ~~LAND USE~~ DISTRICTS

Chapter 1 – ~~Establish Land Use~~ Zoning Districts

page 16

Section 2-101	Purpose.
Section 2-102	Residential Districts.
Section 2-103	Commercial and Mixed-Use Districts.
Section 2-104	Industrial Districts.
Section 2-105	Overlay Districts.
Section 2-106	Location and Boundaries of Districts.

PART 3 – LAND USE

Chapter 1 – Uses Permitted in Residential Districts

page 19

Section 3-101	Purpose and Applicability.
Section 3-102	Permitted uses in Residential Districts.

Chapter 2 – Uses Permitted in Commercial and Mixed-Use Districts

page 22

Section 3-201	Purpose and Applicability.
Section 3-202	Permitted Uses in Commercial and Mixed-Use Districts.

Chapter 3 – Uses Permitted in ~~Industrial~~ Office/Industrial Districts

page 31

Section 3-301	Purpose and Applicability.
Section 3-302	Permitted Uses in Office/Industrial Districts.

Chapter 4 – Special Use Standards

page 34

MAKE NECESSARY CHANGES

Section 3-401	Accessory Dwellings.
Section 3-402	Accessory Buildings Uses and Structures.
Section 3-403	Agricultural Uses.
Section 3-404	Bed and Breakfast.
Section 3-405	Boutique.
Section 3-406	Day Care, In Home 7-10 Children.
Section 3-407	Group Homes for Adult Care, Disabled, and Child Shelter.
Section 3-408	Home Occupation.
Section 3-409	Live-Work.
Section 3-410	Mobile Homes.
Section 3-411	Residential Sales Office, Temporary.
Section 3-412	<u>Residential</u> Second Story Addition or Rebuild.
Section 3-413	Wireless Telecommunication Facilities.
Section 3-414	Mini Warehouse.
Section 3-415	Drive-Through Facilities.

Section 3-416	Outdoor Retail and Display.
Section 3-417	Adult- <u>Oriented</u> Businesses.

Chapter 5 – Non-Conforming Situations

page 48

Section 3-501	Purpose.
Section 3-502	General Provisions.
Section 3-503	Legal Non-Conforming Development.
Section 3-504	Legal Non-Conforming Use.
Section 3-505	Discontinuance of a Legal Non-Conforming Use
Section 3-506	Damage to a Legal Non-Conforming Development.
Section 3-507	Legal Non-Conforming Lots of Record.

PART 4 – DEVELOPMENT STANDARDS

Chapter 1 – Development Standards Administration

page 50

Section 4-101	Purpose and Applicability.
Section 4-102	General Regulations and Approval Criteria.
Section 4-103	Reference to Other Design Guidelines and Standards.

Chapter 2 – General Development Standards

page 53

Section 4-201	Purpose and Applicability.
Section 4-202	Development Standards for Residential Districts.
Section 4-203	Development Standards for Commercial and Mixed-Use Districts.
Section 4-204	Development Standards for Office/Industrial Districts.
Section 4-205	Exceptions.

Chapter 3 – Public Infrastructure

page 61

Section 4-301	Purpose and Applicability.
Section 4-302	General Requirements for Public Improvements.
Section 4-303	Transportation Improvements.
Section 4-304	Sanitary Sewer, Storm Drainage, and Water System Improvements.
Section 4-305	Private Utilities Coordination

Chapter 4 – Building Design

page 66

Section 4-401	Purpose and Applicability.
Section 4-402	Public Safety Radio Amplification System
Section 4-403	Building Identification
Section 4-404	Building Height Step-Down.
Section 4-405	Mechanical Equipment
Section 4-406	Employee Service Entrances and Exits.
Section 4-407	Art in Private Development

Chapter 5 – Access and Circulation

page 69

- Section 4-501 Purpose and Applicability.
- Section 4-502 Motor Vehicle Access and Circulation Standards.
- Section 4-503 Pedestrian and Bicycle Access and Circulation Standards.

Chapter 6 – Parking

page 78

- Section 4-601 Purpose and Applicability.
- Section 4-602 General Parking Standards.
- Section 4-603 Parking Ratio.
- Section 4-604 **Shared Parking.**
- Section 4-605 Parking Affidavit.
- Section 4-606 Parking Area Dimensions.

Chapter 7 – Landscape & Walls

page 88

- Section 4-701 Purpose and Applicability.
- Section 4-702 General Landscape Standards.
- Section 4-703 Street Frontage Landscape Standards.
- Section 4-704 Parking Facility Landscape Standards.
- Section 4-705 Pedestrian Amenities.
- Section 4-706 Screens, Walls, and Access Control Landscapes.

Chapter 8 – Lighting

page 98

- Section 4-801 Purpose and Applicability.
- Section 4-802 Photometry Plan.
- Section 4-803 Lighting Standards.
- Section 4-804 Prohibited Lighting.
- Section 4-805 Exemptions.

Chapter 9 – Signs

page 104

- Section 4-901 Purpose and Applicability.
- Section 4-902 General Sign Standards.
- Section 4-903 Permitted Signs.
- Section 4-904 Sign Permits, Fees and Procedures.

PART 5 – OVERLAY DISTRICTS

~~Chapter 1 – Pedestrian Overlay District~~

~~page 123~~

- ~~Section 5-101 Purpose.~~
- ~~Section 5-102 Applicability.~~

Section 5-103	Uses Permitted in Residential Districts.
Section 5-104	Uses Permitted in Commercial and Industrial Districts.
Section 5-105	Uses Permitted in Mixed-Use Districts.
Section 5-106	Street Level Uses Required in Light Rail Station Areas.
Section 5-107	Uses Prohibited in Light Rail Station Areas.
Section 5-108	Non-Conforming Uses.
Section 5-109	Development Standards for Residential Districts.
Section 5-110	Development Standards for Commercial, and Mixed-Use Districts.
Section 5-111	Pedestrian Oriented Design.
Section 5-112	Boundaries.

Chapter 2 – Rio Salado Overlay District **page 138**

Section 5-201	Purpose.
Section 5-202	General Regulations.
Section 5-203	Additional Information and Regulations.
Section 5-204	Boundaries.

Chapter 3 – Southwest Tempe Overlay District **page 140**

Section 5-301	Purpose.
Section 5-302	General Regulations.
Section 5-303	Prohibited Uses.
Section 5-304	Special Regulations, Building Design.
Section 5-305	Yard, Height, Area and Density Requirements.
Section 5-306	Boundaries.

Chapter 4 – ~~LID~~ Light Industrial Overlay District **page 143**

Section 5-401	Purpose.
Section 5-402	General Regulations.
Section 5-403	Uses Requiring a Use Permit.
Section 5-404	Boundaries.

PART 6 – ADMINISTRATION & PROCESS

Chapter 1 – Approval and Appeal Authorities **page 145**

Section 6-101	Summary Decision Matrix.
---------------	--------------------------

Chapter 2 – Application Submittal and Review **page 148**

Section 6-201	Initiation and Withdrawal of Application.
Section 6-202	Preliminary Review Process.
Section 6-203	Application Submittal.
Section 6-204	Application Acceptance.
Section 6-205	Administrative Review Steps.
Section 6-206	Public Hearing Review Steps.
Section 6-207	Legislative Review Steps.

Chapter 3 – Application Requirements and Approval Criteria **page 154**

Section 6-301	Code Interpretations and Similar Use Rulings.
Section 6-302	Design Review.
Section 6-303	General Plan Amendment.
Section 6-304	Modify Approved Plan or Condition of Approval.
Section 6-305	Planned Area Development.
Section 6-306	Site Plan Review.
Section 6-307	Use Permit.
Section 6-308	Zone Map Amendment.
Section 6-309	Security Plan.
Section 6-310	Parking Demand Study.
Section 6-311	Variances.

Chapter 4 – Public Notices and Staff Reports **page 172**

Section 6-401	General Provisions.
Section 6-402	Neighborhood Meetings.
Section 6-403	Notice for Public Meetings.
Section 6-404	Notice for Public Hearings.
Section 6-405	Notice of Appeals.
Section 6-406	Staff Reports.

Chapter 5 – Public Hearings **page 177**

Section 6-501	Purpose.
Section 6-502	Rules of Procedure.
Section 6-503	Record.
Section 6-504	Procedural Rights.
Section 6-505	Presentations.

Chapter 6 – Conditions of Approval **page 180**

Section 6-601	Conditions of Approval.
Section 6-602	Contract for Conditions.
Section 6-603	Assurance of Compliance with Conditions.
Section 6-604	Time Limits on Conditions.
Section 6-605	Failure to Fulfill Previous Conditions.
Section 6-606	Modification or Removal of Conditions.

Chapter 7 – Reconsideration of Decisions

page 182

Section 6-701	Reconsideration as Extraordinary Remedy.
Section 6-702	Motion for Reconsideration.
Section 6-703	Motion for Reconsideration and Appeal Period.
Section 6-704	Motion for Reconsideration as Nonpublic Hearing Item
Section 6-705	Process for Reconsideration.
Section 6-706	Reconsideration and Appeals.
Section 6-707	Reconsideration Limit

Chapter 8 – Appeals

page 184

Section 6-801	Parties to an Appeal.
Section 6-802	Appeal of Hearings Officer or <u>Zoning Administrator</u> Director
Decision.	
Section 6-803	Appeal of Planning Commission Denial.
Section 6-804	Appeal of Board of Adjustment Decision.
Section 6-805	Appeal of Design Review Board Decision.
Section 6-806	Appeal of Council Decision.
Section 6-807	Appeal Petition

Chapter 9 – Effective Date, Expiration, Extension, Revocation, and Transfer of Approvals

page 187

Section 6-901	Effective Date of Decisions.
Section 6-902	Expiration.
Section 6-903	Extension.
Section 6-904	Revocation of a Permit.
Section 6-905	Transferability of Permits

PART 7 – DEFINITIONS

Chapter 1 – Definitions

page 190

Section 7-101	General definitions and terms.
Section 7-102	A
Section 7-103	B
Section 7-104	C
Section 7-105	D

Section 7-106	E
Section 7-107	F
Section 7-108	G
Section 7-109	H
Section 7-110	I
Section 7-111	J
Section 7-112	K
Section 7-113	L
Section 7-114	M
Section 7-115	N
Section 7-116	O
Section 7-117	P
Section 7-118	Q
Section 7-119	R
Section 7-120	S
Section 7-121	T
Section 7-122	U
Section 7-123	V
Section 7-124	W
Section 7-125	X
Section 7-126	Y
Section 7-127	Z

APPENDIX ~~(CITY TO COMPLETE)~~

Index (~~City to~~ Otak to complete)

Design Guidelines (~~City to complete~~)

- I. Purpose and Applicability.
- II. Building Design Guidelines.
- III. Bicycle Parking Design Guidelines.
- IV. Landscape Design Guidelines.
- V. Access and Circulation Design Guidelines.
- VI. Art in Private Development Guidelines
- VII. Reserved for others

Shared Parking Model and Parking Demand Study Guidelines (~~City to complete~~)

~~Application Requirements, Forms and Fees~~ (~~City to complete~~)

Zoning Administration Opinions (~~none as of date of adoption~~) (~~City to complete~~)

REFERENCES ~~(CITY TO COMPLETE)~~

List of documents that may pertain to land use development, but are not a part of this document. Example: General Plan, Comprehensive Transportation Plan, ADA Guidelines, CPTED, etc.